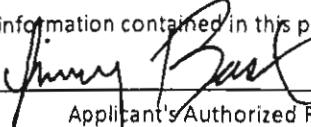


APPENDIX I- PLANNING GRANTAPPLICATION FORM

| | | | |
|--|--|--|--|
| Applicant (Agency & address - including zip) | | Proposed Date of Completion: August 2012 | |
| | | Grant Amount Requested: \$160,000 | |
| Check one City <input checked="" type="checkbox"/> X County <input type="checkbox"/> MPO <input type="checkbox"/> COG <input type="checkbox"/> RTPA <input type="checkbox"/> JPA <input type="checkbox"/> Joint Proposal <input type="checkbox"/> | | If Joint Proposal, list participating entities/ contact person: | |
| | | | |
| Lead Applicant's Name: City of Monterey Park | | | |
| Title of Proposal (summarize the deliverable to be funded by this grant) A Healthy and Green Monterey Park | | | |
| Applicant's Representative Authorized in Resolution Name: Jim Basham Title: Development Services Director Phone: 626-307-1315 Email: jbasham@montereypark.ca.gov | | Person with Day to Day Responsibility for Plan (if different from Authorized Representative) Name: Title: Phone: Email: | |
| Check all of the following that are incorporated or applicable to the proposal: | | | |
| Focus Area | | Program Objectives | |
| <input checked="" type="checkbox"/> Focus Area # 1 | | | Applying for 20% EDC set aside |
| <input type="checkbox"/> Focus Area # 2 | | | |
| <input type="checkbox"/> Focus Area # 3 | | <input checked="" type="checkbox"/> | Improve air and water quality |
| Eligibility Requirements (mandatory) | | <input checked="" type="checkbox"/> | Promote public health |
| <input checked="" type="checkbox"/> Consistent with State Planning Priorities | | <input checked="" type="checkbox"/> | Promote equity |
| <input checked="" type="checkbox"/> Reduces GHG emissions on a permanent basis | | <input checked="" type="checkbox"/> | Increase affordable housing |
| <input checked="" type="checkbox"/> Collaboration requirement | | <input checked="" type="checkbox"/> | Increase infill and compact development |
| Priority Considerations | | <input checked="" type="checkbox"/> | Revitalize urban and community centers |
| <input checked="" type="checkbox"/> Demonstrates collaboration & community involvement | | <input checked="" type="checkbox"/> | Protect natural resources and agricultural lands |
| <input checked="" type="checkbox"/> Addresses climate change impacts | | <input checked="" type="checkbox"/> | Reduce automobile usage and fuel consumption |
| <input checked="" type="checkbox"/> Serves as best practices | | | Improve infrastructure systems |
| <input checked="" type="checkbox"/> Leverages additional resources | | <input checked="" type="checkbox"/> | Promote water conservation |
| <input type="checkbox"/> Serves an economically disadvantaged community | | <input checked="" type="checkbox"/> | Promote energy efficiency and conservation |
| <input type="checkbox"/> Serves a severely disadvantaged community | | <input checked="" type="checkbox"/> | Strengthen the economy |
| I certify that the information contained in this plan application, including required attachments, is complete and accurate | | | |
| Signature:  | | 8/27/10 | |
| Applicant's Authorized Representative as shown in Resolution | | Date | |
| Print Name and Title: Jim Basham, Director of Development Services | | | |

Proposal Summary Statement

City leaders, in 2008, directed staff to initiate the “greening” of the City of Monterey Park. However to commence such a drastic overhaul of the City, with decades of traditional development practices since its incorporation in May 19, 1916, city staff realized that the first step on the journey would be to change its development and planning related documents to enable a more sustainable urban form to emerge.

Monterey Park will meet this challenge by creating two new General Plan elements that will refocus and redirect the City towards a future of sustainable development, construction of affordable housing, implementation of smart growth concepts and, in general, a community that will be less reliant on the private automobile, more resource conscious, using less non-renewable energies. The sustainability plan will include numerous and diverse components that provide for the quality of our environmental, economic and societal condition. The list of potential topics is extensive- energy use, resource consumption and preservation, decent and affordable housing, transportation, air and water quality, equitable educational and employment opportunities, meaningful public participation, health and wellness of residents, etc. The creation of these two Elements will be a major step in that direction essentially becoming the center of the General Plan from which policies for other elements linked. This will enable the plan to have flexibility as a “living document” that can change as new specific issues, policies and action plans concerning sustainability are identified, agreed to and developed through public dialogue. This will also enable the City to be consistent with the Attorney General’s enforcement of AB 32 and requirement for cities to address greenhouse gas emissions in their General Plans as well as positioning the city to be ready to consider other programs and projects that will be consistent with AB 32 and SB 375 provisions. How will this be done?

If awarded the grant, Monterey Park will be able to leverage approximately \$90,000 city funds with the \$160,000 SGC grant to create a New Vision. The current urban form has not changed much over the past 50 year, characterized by a development pattern heavily reliant upon the private automobile: traditional segregated land use districts, shopping centers with expansive front parking lots and an ill-defined pedestrian and bicycle system.

The **Sustainable Community Element** will promote sustainability within Monterey Park across multiple dimensions, such as land use, urban design, transportation, environment, social and local economies. Sustainability is “...development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”¹ It will include policies and action steps to enable the City to achieve critical sustainability goals, such as urban greening, reducing automobile dependence, energy and water conservation, affordable housing provision, green building program, economic development and job opportunities and the reduction of greenhouse gas emissions.

The **Healthy Community Element** will provide policy direction for improving the health of Monterey Park residents. Recent research has found that people’s environments have a major impact on their health and well-being. The Element will address the intersection of public health and planning, including transportation and active living, access to nutritious foods, access to health care, mental health and social capital and clean air. Land use decisions impact people’s access to grocery stores, farmers markets, community gardens. Poor mental health is associated with a number of factors including how cities are designed, the length of commute time, exposure to crime, and lack of transportation choice.

¹ World Commission on Environment and Development, United Nations. 1983

Focus Area #1 Local Sustainable Planning: Our Proposal is to complete two new General Plan Elements that will be consistent with AB 32 and SB 375 objectives and fulfill our residents' dream for a "greener" Monterey Park. The City is eight miles from downtown Los Angeles and is located in the San Gabriel Valley region. Monterey Park is sandwiched between three regional freeways (I-10, I-710, and State Route 60) and two landfills, including a 190-acre Superfund site. Over 38,100 cars and trucks each day, spewing 345 tons of CO₂ into the air daily, has made this part of the San Gabriel Valley one of the worst air quality areas within AQMD. The Los Angeles County of Public Health reports that coronary heart disease and lung cancer were among the top five leading causes of death in the San Gabriel Valley in 2002 and 27% of adults in the San Gabriel Valley region have two or more risk factors for cardiovascular disease in 2003. The California Department of Education's Physical Fitness Testing Program indicates that 20.9% of 5th, 7th, and 9th grade students in the San Gabriel Valley were obese in 2007. However, the residents are optimistic that there are opportunities and the City and its residents are ready to tackle these issues and to bring about a "greener" future and a sustainable way of living. The City is issuing a Climate Action Plan RFP, in September, 2010, and developing a green building manual but more must be done.

Proposal Description

Step 1: Threshold Requirements

1. Describe how the Proposal is consistent with the State's Planning Priorities, Section 65041.1 of the Government Code.

Together, the Sustainable Community and Healthy Community Elements will form the foundation from which "green planning" can blossom. The Sustainable Community Element will shift urban development from the traditional development patterns based upon segregated land uses and linear implementation to one in which a comprehensive approach is enabled, recognizing the urgent need for a multi-disciplinary approach to our socio-economic and environmental problems. The Sustainable Community Element will facilitate future development aligned with sustainability principles and smart growth concepts that will no longer favor the private automobile and fossil-fueled transportation. While the Sustainability Community Element will address the environment, and the physical form and pattern of development of the city, the Healthy Community Element addresses the health of the residents.

a. Promote infill development and invest in existing communities;

Incorporated in 1916, Monterey Park is now completely built-out and future development will occur from the reuse or razing of existing properties. A significant work component will therefore involve analyzing the existing General Plan, Zoning Ordinance and other Ordinances for requirements that create barriers to mixed-use and infill development and sustainability practices and revise and rewrite where necessary.

The Sustainable Community Element and Healthy Community Element will contain a comprehensive roadmap, charting a course of action that will address specific development concepts, such as (i) vertical and horizontal mixed-use development, incorporating housing and commercial retail and or office; (ii) transit oriented development for areas within walking distance of the new Gold Line Transit Station at Atlantic/Porte Grande and the proposed station at Garfield/State Route 60; (iii) "green" planning techniques and iv) standards to promote high quality architectural design. The new elements will also encourage efficient development patterns on land that is accessible to public transportation routes and major thoroughfares; provide a major emphasis on public transportation systems and alternative modes of travel (bicycle, walking); promote reuse of underutilized properties along major thoroughfares and transit corridors, and transportation nodes.

Monterey Park has been planning for the future and a number of important planning tools have been placed in motion, such as the award-winning Pedestrian Linkage Strategy (2006) to connect pedestrians to popular destinations and transit stops within the city. Monterey Park was one of the first cities in the

state to have a Housing Element approved by HCD that demonstrates the City's capacity and ability to meet its Regional Housing Needs Assessment number for affordable housing as well as its commitment to mixed-use development along major thoroughfares. In June, 2002, the City adopted a Parks Improvement Master Plan that contains a detailed analysis of the community's park and recreational needs. On the job and economic development front, the City has an active Business Improvement District and a redevelopment project area that is currently being expanded to include specific parcels along south Garfield towards the proposed Gold Line Station. Monterey Park is home to East LA Community College, near the intersection of Atlantic and Avenida Cesar Chavez, within 5-minute walk of a Gold Line Station. The College has a current student enrollment of 59,000 students and is completing a major campus expansion that will further increase the student population and add new course offerings, such as LEED certification, environmental studies, and child health and nutrition programs. The City will be conducting planning studies within the vicinity of ELAC and Gold Line Station to explore higher density mixed-use development opportunities. Today, the City has negotiated and is now completing three reuse projects: 1) a mixed-use 5-level retail/entertainment/housing complex on Atlantic Boulevard, featuring 210 residential condominium units above 215,000 s.f. of retail space, 2) another 3-level mixed-use retail/housing project consisting of 72,000 s.f. retail and 109 condominiums in the heart of the downtown, and 3) a regional shopping center to be built on a portion of an abandoned landfill along the State Route 60. To promote walkability, Monterey Park is considering connecting the first two projects with a pedestrian linkage plan featuring landscaping, street trees, and pedestrian amenities.

b. Protect, preserve and enhance environmental and agricultural lands, and natural and recreational resources

City leadership and the community stakeholders view the two elements as an integral tool to enable their dreams to become a reality, building upon the award-winning Pedestrian Linkage Strategy and Plan. There are half-mile rings within the key planning areas, such as the new Mixed-use project on north Atlantic area and the ELAC and Gold Line Station on the south section of Atlantic Boulevard in which there are no parks within half mile.² (See Maps in Attachment D.iv). Within a half mile radius of City Hall and downtown, there is only 1.17 acres and 1.02 acres of park space per 1000 persons, respectively.³ The two elements will protect and preserve existing open spaces and trails as well as enhancing the utilization of a vacant 21 acre site underneath overhead transmission lines, in the southeast quadrant of the city, towards Montebello and East Los Angeles as well as encouraging the creation of new "pocket parks", pedestrian trails and pathways, and bicycle lanes connected to Los Angeles County Metro Bicycle System to the Rio Hondo and San Gabriel Rivers. The Sustainable Community Element will also promote the use of permeable pavement, drought resistant landscaping, solar and wind power, green building standards, plastic bag and polystyrene alternatives, green roofs, and community gardens. Storm water runoff and quality will also be considered, integrating comprehensive land planning and engineering design strategies promoting low-impact development principles.

c. Encourage location and resource efficient development

The Sustainable Community and Healthy Community Elements will provide the basis to reduce GHG emissions, facilitate sustainable development and encourage the use of non-carbon fueled modes of travel. With the completion of the General Plan Housing Element (2009), Economic Development Strategy (est. 2010) and redevelopment project area expansion (est. 2011), the City is ready to focus on

² Community FactFinder, California Department of Parks and Recreation, 2009

³ Community Fact Finder at www.parkinfo.org/caparks/grantee

the nuts-and-bolts of implementing energy efficient developments that will encourage transit use, walking, cycling, and using other forms of travel beside the private automobile. Higher density mixed-use developments will occur along the City's major thoroughfares with TOD developments near the existing and proposed Gold Line stations. Within the past four years, the economic slowdown has not affected the City's commercial development program. Just this month, the Atlantic Times Square mixed-use project (over 215,000 s.f. retail and 210 housing units) had its Grand Opening and a second mixed-use project- the Town Center project (72,000 s.f. retail and 109 condominiums) just broke ground. The connection of these two projects via pedestrian linkages will become the basis from which other areas of the city can become more walkable.

2. Describe how the Proposal will reduce GHG emissions

i. How will the Proposal reduce GHG emissions through 2020 and beyond?

The new Sustainable and Healthy Community Elements, in concert, embrace a significantly different land development approach that incorporates environmentally sustainable principles and techniques directed towards improving the overall health of Monterey Park's residents. It will diverge from the business-as-usual approach of orienting land uses to accommodate the private automobile and instead, redirect land development around pedestrian friendly and walkable neighborhoods, alternative forms of travel, linking land uses with transportation corridors and transit nodes, and advocating for access to healthy food retail and farmers markets, community gardens and urban farming. To facilitate the development of the landmark document, the City will request a representative or officer from the County Health Department to participate in the development of the Sustainable Community and Healthy Community Elements, as a technical resource advisor. The results from actions related to the two Elements will not become evident until years later. The City intends, therefore, to continue monitoring and reexamining the effects over a 15-20 year horizon, with major re-evaluations once every five years. Through this time period, the City will coordinate and share information and data with regional planning agencies. It is anticipated that the city's work efforts will be affected also by the status of the regional agency's work activities and development progress of regional plans. There will be a sharing of work product between the City and regional agencies. Hopefully, by sharing information and through effective communication, each of the respective entities will complete sustainable planning documents that mesh seamlessly with each other.

ii. Identify the indicators that will be used to measure whether the Proposal will meet greenhouse gas emissions reduction targets or requirements?

Base line observations of current transit ridership numbers and patterns will be compared to new transit ridership data on an annual basis as well as the implementation of a survey questionnaire regarding car usage versus transit usage; this will require coordination with METRO, the regional transit operator. The city is currently issuing a RFP for a Climate Action Plan which will provide detailed data on baseline levels of CO₂ and greenhouse gas emissions. But until the Climate Action Plan is completed, staff understands that a typical vehicle spews between six and nine tons of CO₂ annually, depending on the vehicle type.⁴ A tremendous improvement in air quality would result for each vehicle removed from the system. (For a fuller description of Indicators, please refer to Attachment D.iii).

b. Any applicable regional plan

i. Cite any applicable regional plan(s).

ii. Describe how your Proposal will be consistent with the greenhouse gas emission reduction strategies in the applicable regional plan(s). Monterey Park's proposal is consistent with both SCAG and San Gabriel Valley COG regional plans (see attached Consistency Letters in Attachment F.i) pursuant to state planning priorities as stated in Government Code 65041.1.

⁴ www.fueleconomy.gov

3. Meet the Collaboration Requirements of the focus area applicable to the Proposal (See Section II).
a. See Section III, Focusing Funds, for the Collaboration Requirements applicable to the Proposal.

There has been tremendous level of interest from community organizations, agencies and stakeholders. The area utility companies, Chamber of Commerce, and East Los Angeles Community College are particularly interested in assisting with the development of the two Elements (see letters of support in attachment F.ii). This enthusiasm is equally matched within City Hall, from its commission members to administration. The City of Monterey Park is energized and ready to complete these two essential Elements: Sustainable Community and Healthy Community.

Step 2: Program Objectives

Identify and describe the Program Objectives projected to be achieved by the Proposal. Appendix J provides further guidance on questions that should be addressed in the Proposal Description to maximize points.

As a prelude to a discussion of the Program Objectives, Monterey Park is a city much loved by its residents as a great place to live and work. There are strong residential neighborhoods and a dedicated and active citizenry. These are qualities that the proposed Sustainable Community and Healthy Community Elements will seek to preserve and enhance. But at the same time, there are some physical and socio-economic improvements that should be made.

- Residential and commercial neighborhoods need upgrades
 - Construction of “over-sized” houses that are out of character from neighborhood and uses greater amount of energy and natural resources
 - Street tree canopy is non-existent in some neighborhoods
- Physical and economic blight in some areas of the City
 - Evidence of physical and economic blight in specific locations within the city but mostly along major traffic corridors
- Traffic congestion and insufficient public transit
 - Major traffic routes, such as Atlantic Avenue and Garfield Avenue, are heavily congested and many of the transit routes do not reach the resident’s desired destination
- Unknown historical and cultural resources
 - A historical and cultural survey has never been completed but is needed to preserve valuable resources and assets
- Major corridors that detract from community character and design
 - Major travel corridors are usually unattractive and do not contribute to the City’s image, aesthetics ,and identity
 - Pedestrian environment is unsafe and unattractive; sidewalks are relatively narrow and wide roadways make crossing the street difficult

Improve Air and Water Quality (correlates to page 19)

The two Elements in combination, but the Sustainable Community Element, in particular, will dramatically improve air and water quality. Although air quality is a regional issue, Monterey Park is nestled within the San Gabriel Valley, where the smog and air contaminants are trapped in by the San Gabriel Mountains. The city is impacted tremendously by the vehicular traffic volume on the three bordering freeways that surrounds the city. The Annual Average Daily Traffic on these three freeways total 667,000 vehicles, of which approximately 43,000 are truck (2-5+axles trucks) producing between 2.8 million to 3.3 million tons of CO₂ per day!⁵ Monterey Park is also sandwiched between two landfill sites, one of which is a 192-acre Superfund site on the City’s southern border. A portion of the Superfund site has been approved for development. However, the southern 145-acre portion of the

⁵ www.fueleconomy.gov

Superfund site is unavailable for development until 2040 or beyond due to extensive contamination. Monterey Park's other landfill is on the western edge of the City. The 40-acre Cogen Landfill has a history of dangerous methane gas ruptures, the most recent on February 20, 2007.⁶ Undaunted, the City has negotiated a development agreement for a 500,000+ s.f. regional shopping center on the developable portion of the Superfund site. The City has a history of setting policies and goals to improve the environment and overall health of its community. In 2006, believing that a "greener" city is possible, Monterey Park was one of the first cities that completed a pedestrian plan that promoted walkability when sustainability and the relationship between land use decisions and the health of citizenry were not at the forefront of public consciousness. This tradition continues with the development of the Sustainable Community and Healthy Community Elements coupled with the pending Climate Action Plan, anticipated for completion in spring 2011. In a typical city, 95 percent of greenhouse gases and other sustainability impacts are generated by residents and businesses. As more and more cities tackle this issue, the benefits will be felt region wide.

Promote Public Health (correlates to page 20)

Monterey Park is located within the San Gabriel Valley and in 2002, the Los Angeles County of Public Health reported that coronary heart disease and lung cancer were among the top five leading causes of death in the San Gabriel Valley in 2002 and, a year later, 27% of adults in the San Gabriel Valley region have two or more risk factors for cardiovascular disease. The downward spiral was further documented in 2007 that 20.9% of 5th, 7th, and 9th grade students in the San Gabriel Valley were obese.⁷ These prevalent health issues are intertwined with lifestyle choices and options available to the residents. There is a definite link among the form of the built environment, access to nutritious foods and a person's health. The creation of the Sustainable Community and Healthy Community Elements will guide the future development of Monterey Park, with alternative development patterns that will provide its residents with a more "active" lifestyle and less dependence on fossil-fuels. Daily activities and needs can be met within comfortable walking distances. The Sustainable Community Element will establish policies and action steps to incentivize regeneration and reuse of existing retail properties into higher density mixed-use, creating more jobs and bringing daily necessities within closer reach of more residents. Climate change, obesity, food safety and pollution can be addressed through planning tools that can support equitable food system strategies, such as fostering opportunities to increase local food production and distribution, creating access to healthy food retail and farmers markets, and promoting closed-loop resource recovery systems. The Healthy Community Element will create a baseline documentation of reported and diagnosed cases of asthma, overweight and obesity, heart disease and lung cancer. The Consultant and City will work closely with the local schools to document age, gender, weight, race/ethnicity, diet and level and type of exercise. Through close consultation and coordination with local schools, community college, and health practitioners, the Healthy Community Element will initiate programs to regularly monitor the data for a comprehensive review and update commensurate with both the Housing Element and Five-Year Consolidated Plan update cycles. This will provide an on-going tracking of health data every five to eight years.

Promote Equity (correlates to page 20)

The two Elements will foster greater equilibrium across multiple facets of daily life, from access to jobs and recreation to housing affordable to all income categories and effective transportation systems. By creating a more compact urban form, there will be greater opportunity for mixing of all socio-economic groups as the traditional horizontal and segregated residential neighborhoods are replaced with more prevalent mixed-use vertical developments. The new urban landscape will be more accessible to its

⁶ California Integrated Waste Management Board, Inspection Report, February 21, 2007

⁷ California Department of Education's Physical Fitness Testing Program, 2007

residents, where its major destination points (downtown, employment centers, East LA Community College, hospitals, and retail/entertainment centers) are linked with easily accessible public transit, shuttles, pedestrian and bicycle paths. People and Place will be united.

There is also an Environmental Justice dimension to this application. Monterey Park is a minority City comprised of 63.7 percent Asian and 29.8 percent Hispanic, or 93.5% minority population living in close proximity to three freeways and two former landfills. Residents are subjected to the methane gas emitted from both landfills, which anchor the city on the northwest and southeast. Residents are also subject to freeway noxious fumes emitted from State Route 60 on the south border, Interstate 710 on the west border and Interstate 10 on the northern border of the city. These environmental dangers are compounded by the general lack of healthy food options and a plethora of fast food eateries.

Increase Housing Affordability (correlates to page 21)

A denser and more compact urban form will create greater opportunities for affordable housing to very low, low and moderate income households. This will be accomplished as developers are incentivized to include covenants guaranteeing affordability over a specified number of years and through reduced land costs due to the efficiency of scale. Almost all of the property on which higher density mixed-use residential can be constructed are located within redevelopment project areas and within special zoning overlays, which would facilitate the construction of affordable housing. Monterey Park strongly believes in the value of affordable housing and uses development agreements and Precise Plans to develop “entry-level” housing. Currently, the redevelopment agency and the Planning Division have successfully negotiated over 180 affordable housing units in the past five years. Indicators will include documentation of complying with RHNA and replacement housing requirements as well as the number of Section 8 certificates. These reports are generated annually by the planning, redevelopment and housing divisions, with a comprehensive update and evaluation every 5-8 years. (For more information, see Indicators Attachment D.iii)

Promote Infill and Compact Development (correlates to page 21)

The two Elements will encourage and enable the development of higher density residential projects along major thoroughfares and transit corridors as well as within a quarter-mile of the existing Gold Line Station and, if built, its proposed extension at Garfield and State Freeway 60. Because these units will be built within close proximity to traffic and major employment areas, sustainable development will bring jobs and housing in greater balance. The City is not shy of higher residential densities, having recently permitted developments at 50 units per acre. Currently, staff is maintaining annual records on the construction activity. Indicators will include the tabulation of new residential units in relation to high activity nodes, employment centers, and light rail stations. Staff is currently tabulating housing data on an annual basis and can categorize those units within one-quarter mile of these designated areas. (For more information, see Indicators Attachment D.iii)

Revitalize Urban and Community Centers (correlates to page 21)

Monterey Park has initiated both an economic development program and a redevelopment program. These programs are professionally staffed and are guided by the efforts of two advisory bodies: Business Improvement District and the Economic Development Advisory Committee. Through extensive public dialogue and several public meetings conducted for the recent Economic Development Strategy, scheduled for approval this fall, 2010, the City’s residents have identified the downtown portion of Garvey Avenue, composed of traditional small scale shops, for regeneration and the introduction of pedestrian amenities that will link the downtown to two mixed-use projects and the City Hall complex, Library, Community Park and swimming pool. The Sustainable Community and Healthy Community Elements will provide guidance, strategy and policy direction for the regeneration of the downtown into a pedestrian “village” and the reuse of underutilized parcels throughout the City. With a refocus on urban infill and reuse of underutilized properties, the City will be able to maintain records as to dollars invested, private and public, within a quarter mile of major destination spots. Private investment will

represent purchase, real estate improvements and construction. Public investment will include public infrastructure investment, capital improvement program, etc. Development Services Department will coordinate with Economic Development Department to tabulate investments and complete quarterly and annual reports. The reformatting of this data will allow Monterey Park to discover investment trends within specified areas of the City. (For more information, see Indicators Attachment D.iii)

Protect Natural Resources and Agricultural Lands (correlates to page 22)

Both of the proposed Elements will take a central role in identifying opportunities that would expand the range of options for preserving and maximizing natural resources. Monterey Park does not have agricultural-zoned land; however, it does have a 21-acre swath of land underneath overhead utility wires that may be included within a larger open space plan and bicycle master plan to promote recreational use and a healthier lifestyle. Both Elements can also identify and coordinate the joint use and purpose of open space areas for active and passive recreational use as well as possibly serving as a catch basin during time periods of heavy rainfall. The Sustainable Community Element can also promote the use of permeable paving materials to reduce urban storm runoff and increase groundwater percolation. Indicators can include City tabulation of existing and expanded acreages for park and recreational uses as well as tabulation of number of users. (For more information, see Indicators Attachment D.iii)

Reduce Automobile Usage and Fuel Consumption (correlates to page 22)

Sustainability principles and smart growth concepts will be heavily used within the two new Elements. Central to this new paradigm is the ascendancy of the private automobile and use of non-renewable energies and the ascendancy of alternative people-powered forms of travel and conservation of natural resources. Careful records of transit ridership, shuttle use as well as bicycling and walking data will reveal the success of this transition from private automobile for daily activities. The new Healthy Community and Sustainable Community Elements will both focus strongly on encouraging residents to utilize non-traditional, non-fossil fuel, modes of transportation. Land use policies will be re-examined to encourage the development of dense land uses with various modes of transit. (For more information, see Indicators Attachment D.iii)

Improve Infrastructure Systems (correlates to page 23)

A “greener” Monterey Park will literally mean more trees and park space as well as increased transit ridership. The two Elements will direct city policies and programs to initiate actions that will lead to the increase of park space, more recreational venues, and more frequent transit and shuttle use. Increased density and intensity of development within major corridors will enable the concomitant development of increased service levels of public transit, shuttle, and pedestrian linkages and amenities. Metrics can include City tabulation, and coordination with outside agencies and/or providers for transit ridership data as well as computing the ratio of park space per 1,000 residents. An urban forestation program to promote tree canopies can be evaluated, on a regular basis, by the number of trees and types of trees located within travel corridors and specific neighborhoods. (For more information, see Indicators Attachment D.iii)

Promote Water Conservation (correlates to page 23)

The Sustainable Community Element will provide direction and policies from which City departments can align their regulations to conserve water in a coordinated manner. Monterey Park currently operates its own water district, which covers approximately 92 percent of the City and records its water usage. The City will contact the other water purveyors: California Water Services, San Gabriel Valley Water and Golden State Water Company, and convene regular meetings to discuss potential strategies. The success of this plan can be measured by water usage rates versus population base. In February, 2009, Monterey Park adopted the Water Conservation Act 2009 and is moving forward with its implementation. The City’s procurement of a consultant to complete the Climate Action Plan will further document water usage and develop the baseline methodologies and 20% reduction targets. The two

Elements will provide direction to water conservation use and drought resistant landscaping. (For more information, see Indicators Attachment D.iii)

Promote Energy Efficiency and Conservation (correlates to page 24)

Monterey Park is issuing a RFP for Climate Action Plan that will provide hard data on existing energy use throughout the City. The Sustainable Community Element will advance energy saving policies and action steps that will conserve energy use among its residents and businesses. Both utility companies and the Dean of East Los Angeles Community College have expressed strong interest to partner with the City and to work affirmatively toward community sustainability. This can be monitored through electrical usage on a quarterly basis. (For more information, see Indicators Attachment D.iii))

Strengthen the Economy (correlates to page 25)

With the adoption of the Sustainable Community and Healthy Community Elements, a chain of events will occur, affecting several segments of an individual's life. The city will become more compact and denser, with a multiplicity of housing choices at a variety of affordability measures, increased business opportunities along reinvigorated travel corridors with transit, local shuttles, bicycle lanes and walkable districts. City staff can monitor the number of businesses, city-wide and within specific study areas, on an annual basis from Business License Department as well as sales performance overall. The number of new business starts as a percentage of overall businesses can help measure the success of this work. (For more information, see Indicators Attachment D.iii)

Step 3: Priority Considerations

1. Proposal demonstrates ongoing collaboration with state, regional and local, public and private stakeholders and community involvement.

Completion of the Sustainable and Healthy Community Elements will involve the coordination of several community organizations, regional agencies, special interest groups and private businesses and public residents. Without a thorough and intensive outreach program that directly engages the local residents, stakeholders, and policy from within the city and regional agencies, this effort will be a failure. In order to create a fundamental shift in the daily lives of our residents, the residents must be a part of the solution and decision making process.

Monterey Park is leveraging grant funds with city's cash infusion of \$90,000 and in-kind staff costs of \$30,000 (see Budget Form in Attachment D.i). The city fervently believes in the importance of these two elements and its ability to successfully complete this project to ensure the prosperity and health of our residents' future.

This proposal seeks partial funding for Monterey Park's new Sustainable Community and Healthy Community Elements, advocating for a "greener" future, of focusing higher density residential and mixed-use development in close proximity to employment and transportation nodes and along public transit corridors. The two new Elements of the General Plan will direct the implementation of zoning development standards that will affect the future development of the city.

The completion of the Sustainable and Healthy Community Elements will entail the hiring of a qualified consultant team, experienced in sustainability and healthy communities as well as a proponent of public participation. Monterey Park has received strong partnership and participation from East Los Angeles Community College, who has stated that their students may volunteer to conduct field research, workshops and events. Monterey Park will also reactivate the GPAC team, comprised of a representative from each of the city's 11 commissions, to ensure public communication throughout the process. The GPAC members recently participated and helped shape the HCD-approved Housing Element and their multi-disciplinary background will be instrumental. Presentations will be made to regional meetings such as the San Gabriel Valley COG City Manager, Community Development Director and Parks and Recreation monthly meetings. City will also invite representatives from SCAG and Los Angeles County Health Department to attend various public workshops and meetings throughout the deliberation and participation process to ensure that the regional focus and plans are maintained and are at the core of

the Sustainable and Healthy Community Elements. Community organizations, with the technical assistance of regional agencies, will once again be engaged in the deliberative process of designing the future of their city.

a. Describe tasks undertaken by all entities involved in the work plan.

- City staff: The City will be represented by a team of professional staff members: Community Development Director, Parks and Recreation Director, Assistant City Engineer, Associate Civil Engineer, Redevelopment Project Manager and two Planners. The cumulative years of professional experience of the team are in excess of 120 years. The Development Services Director is the Project Team Leader and has 25 years of professional experience. The team is well experienced and has an excellent history of working together, having completed a HCD-approved Housing Element, Parks Improvement Master Plan, Economic Development Strategy and an award-winning Pedestrian Linkage Strategy, recognized by the American Planning Association LA Section and California Chapter for its pioneering efforts of promoting the walkability within land use planning.

- Steering Committee: Monterey Park will reconvene the General Plan Advisory Committee to serve as an advisory committee for the preparation of the two General Plan Elements. The committee is comprised of a representative from each of the City's eleven commissions. In addition, the City will invite a County Health Officer, and a representative from SCAG to each of the public meetings and workshops for technical expertise and regional perspective.

- Consultant: The Consultant will be responsible for spearheading the completion of the two elements, developing the timeline and benchmark activities with staff involvement, and scheduling of public participation program. It is envisioned that the consultant team may include individuals experienced in community engagement, land planning, reuse and regeneration, smart growth and sustainable practices, policies and programs that translate into improved health conditions and knowledgeable in best practices from other jurisdictions, and General Plan review and preparation. The City will be seeking an extremely experienced consultant knowledgeable in the most current sustainability principles, smart growth techniques and health issues and programs.

- Community Representation: The future of Monterey Park is of vital concern to our residents, organizations, and stakeholders. From staff's initial discussions with the community, there has been an overwhelming level of support from local groups and agencies such as, the Dean of East Los Angeles Community College (ELAC) and the Chair of Architectural Department at ELAC, the principals of various schools, both utility companies, Chamber of Commerce, Business Improvement Advisory Committee and representatives of both hospitals. These community members were enthusiastic about the prospect of Monterey adopting a Healthy Community and a Sustainable Community Element and committed to attending future workshops during the development of these Elements to share their thoughts and opinions. The Monterey Park community is aware of and committed to the goal of creating a healthy and sustainable community that can be enjoyed by all community members.

b. Describe how other entities will be engaged in the development and/ or implementation of the Proposal (e.g., local governments, state entities, COGs, MPOs, transit agencies, health agencies, air districts, local businesses, landowners, general public, environmental groups, low income households and/ or groups that represent them, etc).

Local and regional agencies and organizations will be notified of the pending work and invited to public meetings. The Consultant and city staff will convene several focus-group meetings with special interest groups, such as affordable housing providers and senior service groups, health practitioners and youth counselors as each component of the two elements are developed. In addition, the City intends to present incremental progress reports at appropriate regional meetings, such as San Gabriel Valley COG City Manager and Community Development monthly meetings. To maintain strong coordination and communication with SCAG, the regional planning organization, the City will notify and invite a SCAG representative to attend the public meetings. This will ensure compliance with and furtherance of SCAG

regional planning efforts, at the local level, as it relates to AB 32 and SB 375 as well as ensuring that a regional perspective is maintained as the two elements are developed. This will greatly enhance its prospects of being replicated in other jurisdictions.

c. Describe how the community will be engaged in the planning process.

Monterey Park has recently completed three successful outreach campaigns- Housing Element adoption, redevelopment area expansion, and Economic Development Strategy- and will build upon this foundation of strong community input and assistance in decision making. The City will inform and engage the public early and often throughout the process. Having recently participated in these recent public outreach campaigns, Monterey Park residents are aware of the invaluable benefits from civic engagement and public dialogue. Both the City and the residents are firm believers in participatory decision making and the prior communication channels will once again be utilized to reach out to the general public and special interest groups. In addition to the standard newspaper and community newsletter advertisements and postings on the city's website, the City will canvass the neighborhoods with door-hangers, flyers, make presentations at churches, schools, neighborhood meetings and senior housing projects, and convene focus group meetings with key stakeholders. The City will also keep the public participants involved throughout the process, connected to the outcomes and a part of the solution. Sign-in sheets will be maintained at all events and a special website will be maintained for those wishing information be sent to them concerning the development of the two elements. The City will focus on producing opportunities for interactive discussions with the public, such as walking tours with community leaders, property owners, and residents and posting surveys on the website. To ensure maximum exposure and public participation, all publications will be tri-lingual (English, Spanish, and Mandarin) and translators will be available at all public meetings and presentations.

2. Proposal demonstrates strategies or outcomes that can serve as best practices (BPS) for communities across the state. Processes and data funded by the grant on its web-site.

a. Does the proposal include tools or processes that could be easily accessed and used by other government agencies to develop plans or strategies for sustainable communities?

Monterey Park is including the development of a 10-15 minute training video to document the various stages of the process, from public participation, interviews with consultant and staff from the city and regional agencies. The video will contain information as to the successes and pitfalls of the process and can be distributed to jurisdictions across the state. Monterey Park staff will also make presentations at regional meetings, such as SCAG and San Gabriel Valley COG department meetings.

b. How will your agency promote and share the Proposal's information, tools or processes?

The City will present informational material on its website, regular updates at public city council meetings, as well as at planning and environmental conferences on the methodology, steps and decision points, challenges, and success stories. In addition, the city will be responsible for the production costs of the training video (est. \$10,000) that will document the process of creating and adopting the two elements in a concise "why is it important" and "how to accomplish" approach.

3. Proposal is leveraged with additional resources, in-kind or funds. Identify in Appendix L, Budget.

a. Identify funding sources and amount already committed to the proposal

The City will leverage \$120,000 of City funds (\$90,000 in cash, \$30,000 in-kind services for staff salary and benefits) for this application of \$160,000 grant funds (see Budget Form, Attachment D.i).

b. Identify potential future funding sources and amounts expected to be committed to the proposal.

In addition to the direct capital outlay, mentioned above, the City will consider programming General Plan Trust Account funds, redevelopment funds and federal CDBG funds for eligible uses related to the implementation of the Sustainable Community and Healthy Community Elements. Activities and programs that will be generated from the two Elements are eligible for General Plan Trust Account funds. Other sources of potential funding are redevelopment funds and CDBG funds for eligible projects. These three sources of funding may approximate an additional \$100,000-\$250,000 per year (see Budget

Form) and if not used for the preparation of the two Elements, may be programmed for costs associated with the subsequent construction and signing of actual bike lanes. Additionally, the City will focus on grant funding programs, such as the Housing Related Parks (HRP) Program, Local housing Trust Fund and the Building Equity and Growth in Neighborhoods (BEGIN) programs for the construction of affordable housing.

4. Proposal Addresses Climate Change Impacts.

a. Identify the potential climate change impacts on the population, or natural areas.

The City of Monterey Park is bordered on three sides by major freeways and is home to two former landfill sites. The residents of Monterey Park are subjected to methane and CO₂ emissions from these sources along with the fumes that are released from residents traveling through local streets to local supermarkets and retail areas. Many residents find ease in using personal vehicles to navigate throughout their own neighborhoods due to the fact that there are no convenient alternatives. These are patterns that will be addressed in both the Healthy Community and Sustainable Community Elements and will focus on encouraging the community to move away from traditional fossil fueled transport. Monterey Park is issuing a RFP for the completion of a Climate Action Plan with the completion of the study and analysis slated for spring 2011. The Plan will provide detailed data useful for the quantifiable measurement and substantiation of the level or degree of improvement to be achieved with specified target dates. The analysis will focus on GHG emissions, CO₂, water quality and usage, building energy use strategy and electrical consumption, waste reduction and recycling, community outreach and empowerment. The cost of the Climate Action Plan is budgeted at \$100,000 (see Budget Form in Attachment D.i).

b. How does the proposal improve adaptation to the impacts for these populations, human or natural areas, or systems?

The Sustainable Community Element and Healthy Community Element will each have a role in modifying traditional patterns throughout the community. The success of these Elements will be seen in the community's adoption of new development patterns that are focused on higher density mixed-use projects that are located near transportation and retail and employment areas. The Climate Action Plan will provide a firm foundation from which to move forward with the City's sustainability principles, smart growth concepts and healthy community. The Plan will develop a baseline inventory of the required environmental components: building energy use and strategies, sustainable transportation and land use, waste reduction and recycling, community outreach and education, and air and water quality. By having such a study, policy and program impacts can be measured and refinements can be made to further improve environmental quality.

5. Proposal serves an economically disadvantaged community.

Monterey Park is close to qualifying as an EDC. The City's median household income is \$49,576, which is shy by approximately \$500 from qualifying.

Step 4: Organizational Capacity

1. What is your organization's experience in completing this type of Proposal or similar Proposals? Is the expertise needed for the successful development of the Proposal available within the organization? If not, how do you plan to acquire it?

City staff has proven ability and the City Council have supported staff's efforts to undertake comprehensive plans and community engagement. This has been successfully demonstrated and acknowledged by professional planning organizations in the City's completion of an award-winning Pedestrian Linkage Strategy and Plan and completion of a Park Improvement Master Plan, as well as the proposed adoption of 620-acre Redevelopment Project Area by 2011. The 60,688 residents of the community, who are predominantly Asian (63.7percent⁸), have also been engaged in the decision-

⁸ U.S. Census American Community Survey 2008

making process as active participants. Because the Sustainable Community and Healthy Community Elements will embody “green building” technology and de-emphasize the role of the private automobile, this will be a comprehensive and dramatic departure from traditional zoning and planning practices. The City will hire a consultant with specialized expertise in this area of interest.

2. Do you have active partners that will help develop the Proposal? How?

The City will engage the assistance of key individuals throughout the process to assist in the development, review and analysis of the new Elements. The City of Monterey Park has a very active community, all of which are eager to take part in ensuring that Monterey Park becomes a healthy and “green” community. Local community members from all backgrounds have stated they are committed to taking part in the development of the Healthy Community and Sustainable Community Elements. Representatives from East Los Angeles College, Southern California Edison, local business groups, and many more are eager to start development and implementation of these Elements. (See Letters of support in attachment F.ii)

3. How will the Proposal be kept on schedule and within budget?

As with other types of projects that have necessitated the services of professional consultants, Monterey Park will closely administer the project to ensure the proposed schedule and budget is achieved. This will be accomplished by communicating the importance of keeping to the schedule and within budget at the outset of the project and to consistently review it throughout the course of the project. This can be achieved through dedicating a portion of bi-weekly Project Team meetings with the Consultant specifically on discussing project schedule and budget. City staff will closely monitor and track project expenditures as it compares to the percentage of the overall project completed to identify early in the process if adjustments or refinements need to be made. The Consultant contract will be a not-to-exceed fixed fee amount and the Consultant will be held responsible and accountable for completing the project at the stated amount. The City will emphasize that the resources allocated to this project must also be managed by the Consultant in such a way that overages and cost over-runs do not occur. The City will stress the importance of maintaining an open and two-way communication process with the Consultant throughout the various phases of the project to ensure the original project schedule and budget is realized at the completion of the project.

The Project Team Leader has over 25 years of professional experience handling complex and complicated projects that require the coordination of federal, state and local agencies as well as community residents’ concerns. Monterey Park’s City Council has directed City staff to be proactive in safeguarding the future for our residents and the entire City organization is galvanized for this purpose. The Project Team has a successful history of working together and all members are aware of the importance in meeting these goals both on-time and on-budget. The team is committed to initially meet bi-weekly with the Consultant, followed by monthly meetings, to review status and implementation.

4. If the Proposal goes over budget, explain your contingency plan to cover the cost.

Should the proposal go over budget, the City will have a contingency plan to cover the extra costs in order to complete the project. Typical cost over-runs are usually less than 20 percent of project cost. In this situation, the cost over-run may approximate \$32,000. The contingency plan would consist of additional City General Plan Trust Account funds that are readily available to the City for this purpose. In addition, since a majority of the commercial, mixed-use area and transportation corridors is within the boundaries of the Redevelopment Project Area, Redevelopment funds would be utilized as a secondary contingency plan. As a tertiary measure, federal CDBG funds could also be utilized for proposal costs in eligible neighborhoods (please see Budget Form, attachment D.i, for tabulation).

5. Identify in the work plan how the proposal will be implemented, including zoning updates if applicable.

See attachment D.ii. on page 16 Work Plan Matrix